

TEXAS TRANSPORTATION COMMISSION

MIDLAND County

MINUTE ORDER

Page 1 of 1

ODESSA District

In MIDLAND COUNTY, on State Highway 349 (SH 349), a designated controlled-access highway, the State of Texas acquired certain land for highway purposes by instrument recorded in Volume 2820, Pages 368 to 372 of the Official Public Records of Midland County, Texas, with denial of access to the abutting remainder property as described in the instrument.

Moore Casey Properties, LLC, the current owner of the abutting property, has requested designated access to and from the east side of SH 349 for proposed access at one location along the property line described in Exhibit A.

Transportation Code, §201.103, empowers the Texas Transportation Commission (commission) to plan and make policies for the location, construction, and maintenance of a comprehensive system of state highways and public roads.

Transportation Code, §203.002 authorizes the commission to layout, construct, maintain, and operate a modern state highway system, with an emphasis on the construction of controlled-access highways.

Transportation Code, §203.031 authorizes the commission to designate locations on a controlled-access highway at which access to or from the highway is permitted and determine the type and extent of access permitted at each location.

NOW, THEREFORE, the commission finds that the new access point will not compromise the mobility, safety or operation of the existing state highway facility, and designates the new access point described in Exhibit A as a location where ingress and egress are permitted to and from SH 349.

IT IS FURTHER ORDERED by the commission that the executive director or his designee is hereby authorized to execute any necessary documents containing terms consistent with the provisions of this order.

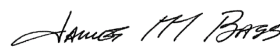
Submitted and reviewed by:

DocuSigned by:

A2F1D66DECDC4C1...

Director, Design Division

Recommended by:

DocuSigned by:

A36629BA547D4BD...

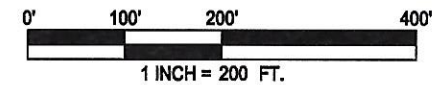
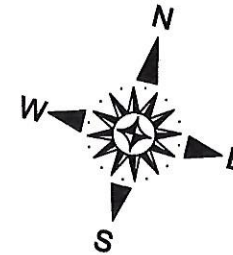
Executive Director

115736 APR 30 2020

Minute	Date
Number	Passed

SUSHIR, LTD.
130.69 ACRES
VOL. 1138, PG. 296, M.C.D.R.TX.

Section 31
Block 40, T-1-S
T&P R.R. SURVEY



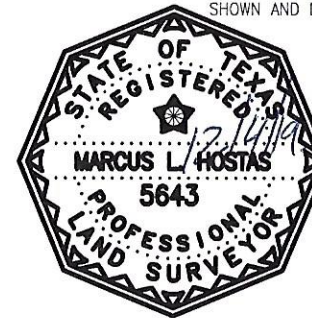
P.O.C.
END. 2" IRON PIPE
NE CORNER SEC. 31

LEGEND

- ⊙ = 2" IRON PIPE
- = TX DOT TYPE 1 CONCRETE ROW MARKER
- = SET 5/8" IRON ROD W/CAP
MARKED "PERCHERON LLC"
- = 5/8" REBAR WITH 2" ALUM. CAP MARKER
MARKED "TXDOT ROW MONT"
- = 3/8" SPIKE
- ||— = DENIAL OF ACCESS LINE
- P.O.B. = POINT OF BEGINNING
- P.C. = POINT OF CURVE
- P.T. = POINT OF TANGENCY
- M.C.O.R.TX. = MIDLAND COUNTY OFFICIAL RECORDS OF TEXAS
- M.C.D.R.TX. = MIDLAND COUNTY DEED RECORDS OF TEXAS
- P.O.C. = POINT OF COMMENCEMENT

NOTES:

ALL BEARINGS ARE GRID (TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE),
ALL DIMENSIONS ARE GROUND, BASED ON P.O.B. X=804,942.60 Y=6,694,331.93,
THETA ANGLE = -2°02'48.29", CGF = 0.999911677.
THIS IS A TRUE AND CORRECT PLAT OF A SURVEY MADE BY ME ON THE GROUND AS
SHOWN AND DESCRIBED HEREIN.



I, MARCUS L. HOSTAS, A PROFESSIONAL LAND SURVEYOR
REGISTERED IN THE STATE OF TEXAS, DO HEREBY STATE THAT
THIS SURVEY WAS PREPARED UNDER MY SUPERVISION AND IS
CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND
BELIEF. DATE OF SURVEY: 11/19/2019

Marcus L. Hostas
MARCUS L. HOSTAS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5643

Section 42

ONE NINETY-ONE PROPERTIES, LLC
VOL. 1497, PG. 568, M.C.O.R.TX.

PERCHERON
PROFESSIONAL
SERVICES, L L C

203 WEST WALL STREET SUITE 724
MIDLAND, TEXAS 79701,
(432) 686-2588
TEXAS SURVEYING FIRM LICENSE:
NO. 10194314

PROPOSED ACCESS
SECT. 31, BLK 40, TWSP. 1 SOUTH
T&P R.R. CO. SURVEY,
MIDLAND COUNTY, TEXAS

DATE: 12/03/2019	REVISIONS
DRAWN BY: JJB/SC	
CHK BY: MLH	
PROJECT#: 10.005129.0000	

METES AND BOUNDS DESCRIPTION OF A

80.00 FOOT LINEAR STRIP OF LAND

A Metes and Bounds description of a 80.00 foot linear strip of land situated in the Southwest quarter of Section 31, Block 40, T-1-S, T. & P. R.R. Co. Survey, Midland County, Texas. Said linear strip of land being along the common line between the Easterly right-of-way line of S.H. 349 and the Westerly line of that certain called 130.69 acre tract of land as described in the deed to Sushir, Ltd, filed of record in Volume 1138, Page 296, Deed Records, Midland County, Texas and being more particularly described as follows:

NOTE: All bearings, coordinates and areas shown hereon are Texas State Plane Coordinate System Grid, North Central Zone (NAD83), as determined by Global Positioning System (GPS). Based upon the found 4" brass disc (TxDOT ROW Mon) at (N=6,694,331.93, E=804,942.60), having a Theta Angle = $-2^{\circ}02'48.29''$, and a CGF = 0.999911677. Distances shown are surface.

COMMENCING at the Northeast corner of said Section 31 a found 2 inch iron pipe;

THENCE South $13^{\circ}04'03''$ East a distance of 5318.26 feet and South $76^{\circ}15'42''$ West a distance of 5078.0 feet to (N:6,694,331.93, E:804,942.60) the Southeast corner of that certain parcel of land as described in the deed to The State of Texas, State ROW (Parcel 6) filed of record in Instrument Number 2007-4548, Volume 2820, Page 371, Official Public Records, Midland County, Texas a found 4" Brass disc "TxDOT ROW" found at the intersection of the existing ROW line of S.H. 349 and the South line of said Sushir, Ltd., 130.69 acre tract and North $13^{\circ}05'06''$ West with the East right-of-way line of said State ROW (Parcel 6) a distance of 569.60 feet to (N: 6,694,886.74, E: 804,813.65) the beginning of the herein described linear strip of land, a set 5/8 inch iron rod with yellow plastic cap marked "Percheron LLC";

THENCE North $13^{\circ}05'06''$ West along the Permitted Access Line, the East right-of-way line of said S.H. 349 a distance of 80.0 feet to (N: 6,694,964.66, E:804,795.53) the END POINT, a set 5/8 inch iron rod with yellow plastic cap marked "Percheron LLC" from which a TxDOT ROW monument found at the Beginning of a Curve to the Left bears North $13^{\circ}05'06''$ West a distance of 433.79 feet.



PERCHERON
PROFESSIONAL SERVICES, L.L.C.
203 WEST WALL STREET SUITE 724
MIDLAND, TEXAS 79701, (432) 686-2588
TEXAS SURVEYING FIRM LICENSE:
NO. 10194314

PROPOSED ACCESS	
SECT. 31, BLK 40, TWP. 1 SOUTH, T&P R.R. CO. SURVEY, MIDLAND COUNTY, TEXAS	
DATE: 11/13/2019	REVISIONS
DRAWN BY: JJB	
CHK BY: MLH	
PROJECT#: 10.005129.0000	